



**REFURBISHED FIRST FLOOR OFFICES,  
CHICHESTER HOUSE, WATERSIDE COURT,  
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4NZ**



**FIRST FLOOR OFFICES  
1,837 SQ. FT. (170.67 M<sup>2</sup>)**

**AVAILABLE IMMEDIATELY  
TO LET**



**01634 668000  
watsonday.com**

## LOCATION

The premises are situated within Waterside Court, Neptune Close on the Medway City Estate an established commercial area with excellent access to the M2 motorway via the Medway Towns Northern Relief Road.

## DESCRIPTION

The unit comprises a first floor purpose built office unit. Salient features:-

- Recently refurbished
- Open plan office
- Suspended ceiling with inset LED lighting
- Refitted WCs
- Ceiling mounted air conditioning units
- Shared passenger lift
- Allocated car parking spaces
- Opportunity to link with ground floor workshop/warehouse unit

## ACCOMMODATION (GIA)

UNIT	FLOOR AREAS	
	SQ. FT.	M <sup>2</sup>
First floor offices	1,837	170.67

## TERM

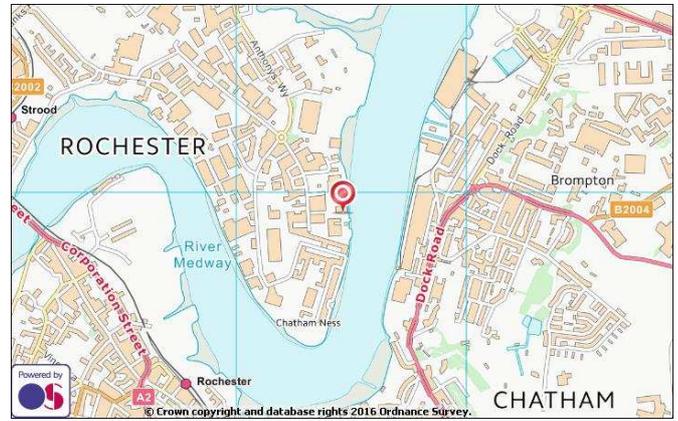
A new internal repairing and insuring lease for a term to be agreed.

## RENT

£18,080 per annum exclusive

## SERVICE CHARGE

A service charge is payable in respect of maintenance/repairs to the common parts. We understand that the current figure is approximately £2,800 plus VAT per floor.



## BUSINESS RATES

We understand from the VOA website that the current entry for the whole building in the Rating List is £35,500.

The first floor suite will be liable for a pro-rata element of this amount.

Interested parties are advised to contact Medway Council (01634 306000) in regard to exact rates payable.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (83).

## VIEWING

Strictly by appointment with the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

&

### MICHAEL PARKES SURVEYORS

Emma Catterall

01634 294994

[ecatterall@michaelparkes.co.uk](mailto:ecatterall@michaelparkes.co.uk)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

#### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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